080.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,800 / 603,800
					USE VALUE:	603,800 / 603,800
					ASSESSED:	603,800 / 603,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
297		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACCO PAMELA J/TRUSTEE
Owner 2:	SHIRLEY A SPADARO IRREVOCABLE
Owner 3:	TRUST
Street 1:	297 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPADARO SHIRLEY A -
Owner 2:	-
Street 1:	297 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,075 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6075.000	219,700	4,700	379,400	603,800
Total Card	0.139	219,700	4,700	379,400	603,800
Total Parcel	0.139	219,700	4,700	379,400	603,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.26 | /Parcel: 449.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49726

GIS Ref

GIS Ref

Insp Date 10/05/18

!6508!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,700	4700	6,075.	379,400	603,800	603,800	Year End Roll	12/18/2019
2019	101	FV	189,400	4800	6,075.	384,800	579,000	579,000	Year End Roll	1/3/2019
2018	101	FV	189,400	4800	6,075.	287,300	481,500	481,500	Year End Roll	12/20/2017
2017	101	FV	189,400	4800	6,075.	260,200	454,400	454,400	Year End Roll	1/3/2017
2016	101	FV	189,400	4800	6,075.	249,300	443,500	443,500	Year End	1/4/2016
2015	101	FV	177,300	4800	6,075.	211,400	393,500	393,500	Year End Roll	12/11/2014
2014	101	FV	177,300	4800	6,075.	200,500	382,600	382,600	Year End Roll	12/16/2013
2013	101	FV	177,300	4800	6,075.	190,800	372,900	372,900		12/13/2012

PRINT

Date	Time
12/10/20	21:16:37

LAST REV

Date	Time
10/16/18	13:36:56
apro	
6508	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPADARO SHIRLEY	65291-474		4/30/2015	Convenience	1	No	No		
	13219-332		6/1/1977		34,500	No	No		Jospeh J Spadaro dod 9/12/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	294	PATRIOT
1/10/2000	Meas/Inspect	243	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6075		Sq. Ft.	Site		0	70.	0.89	5			Med. Tr	-10					379,418						379,400	

Total AC/HA: 0.13946 | Total SF/SM: 6075 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,418 | Spl Credit | Total: 379,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	140.683
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298492
Depreciation:	78802
Depreciated Total:	219690

COMMENTS

SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

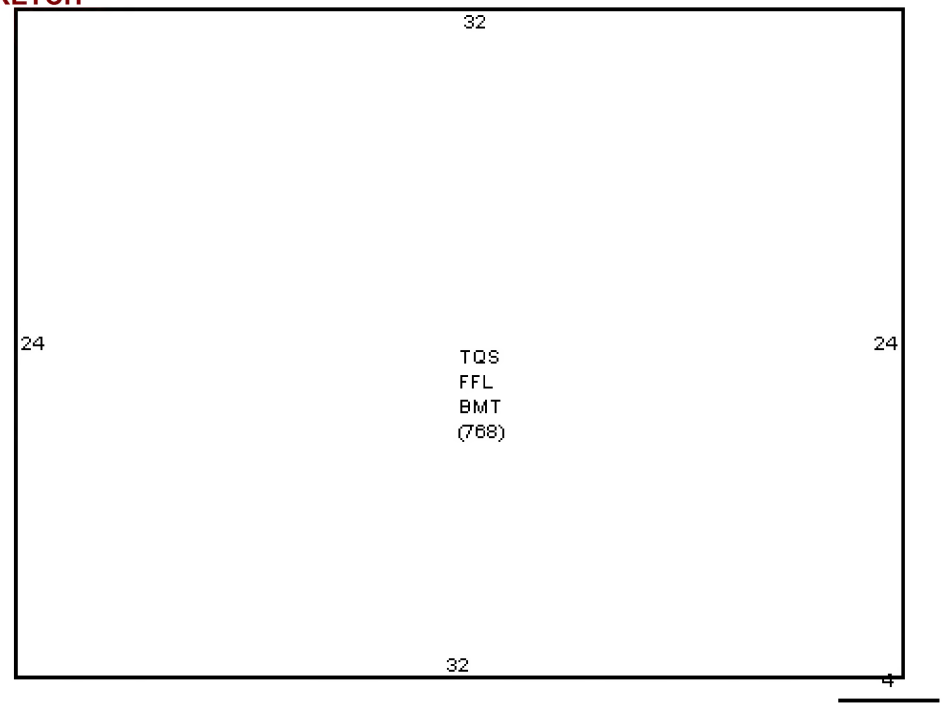
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.68
Special Features:	0	Val/Su Net:	104.02
Final Total:	219700	Val/Su SzAd	163.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.210	32,413
FFL	First Floor	768	140.680	108,045
TQS	3/4 Story	576	140.680	81,034
	Net Sketched Area:	2,112	Total:	221,492
Size Ad	1344	Gross Are	2304	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

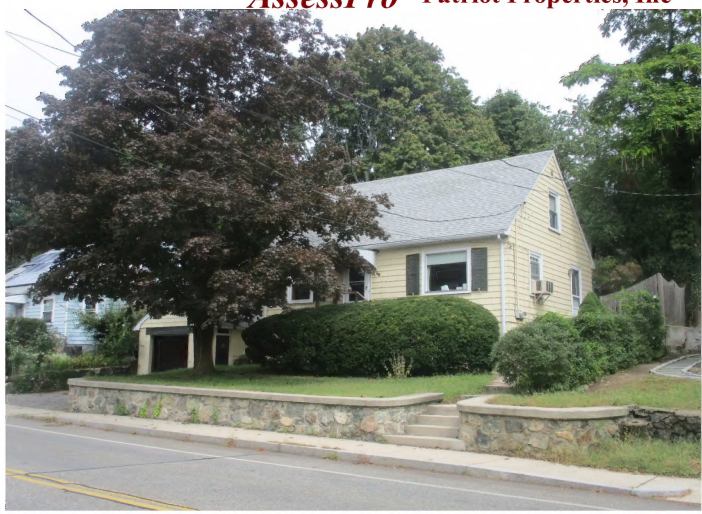
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1950	24.92	T	40	101			3,800			3,800
19	Patio	D	Y	1	7X20	G	AV	1970	6.16	T	39.2	101			500			500
19	Patio	D	Y	1	8X10	G	AV	1970	7.50	T	39.2	101			400			400

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc